

## \$379,900 - 412 4450 McCrae Avenue, Edmonton

MLS® #E4450416

**\$379,900**

2 Bedroom, 2.00 Bathroom, 1,037 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Calling All Snowbirds & Downsizers! Luxury 55+ Living at McCrae Estates in Sought-After Griesbach. Discover the perfect blend of style, space, and comfort in this beautifully upgraded 2-bedroom, 2-bathroom home. Featuring luxury vinyl plank flooring with upgraded soundproof underlay, quartz countertops with a seamless backsplash, upgraded appliances, soaring vaulted ceilings and spacious balcony where you can see the downtown city skyline, this home is designed for effortless living. McCrae Estates offers premium amenities including a fitness centre, social lounge, guest suite, library, and heated underground parking with a titled stall and storage cage. Enjoy low-maintenance, high-comfort living in one of Edmonton's most desirable adult communities! Condo fees include heat, water and sewer!

Built in 2011

### Essential Information

MLS® #	E4450416
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,037
Acres	0.00



Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	412 4450 Mccrae Avenue
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6S4

### Amenities

Amenities	On Street Parking, Guest Suite, No Smoking Home, Parking-Extra, Secured Parking, Social Rooms, Vaulted Ceiling, Storage Cage
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Composition
Exterior Features	Shopping Nearby, View City, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Composition
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 30th, 2025
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Days on Market	2
Zoning	Zone 27
Condo Fee	\$585

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Listing information last updated on August 1st, 2025 at 1:03pm MDT